

**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, OCTOBER 17, 2019**

The Northport Board of Zoning Adjustment was called to order at 6:11 p.m. on Thursday, October 17, 2019 in the Council Chambers of the Northport City Hall by Vice Chairman Jason Ward.

Upon roll call the following members were found to be present: Mr. Jon Garner, Mr. Earnest O'Rourke; Susan Rue and Mr. Jason Ward. Absent and failing to vote was Mr. Jeffery Thompson and Tamaria Madison. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, and Mrs. Nannette McKinney.

Approval of Minutes

Motion by Mr. Jon Garner to approve the minutes for August 15, 2019. **Seconded by Jason Ward**
Roll call vote was as follows: Mr. Garner -Yes; Mr. Ward – Yes; Mr. O'Rourke -Yes; Mrs. Rue-Yes;
Motion carried.

Approval of Agenda

Motion by Mr. Jon Garner to approve the agenda. **Seconded by Jason Ward.** Roll call vote was as follows: Mr. Garner – Yes; Mr. Ward -Yes; Mr. O'Rourke -Yes; Mrs. Rue-Yes **Motion carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest

Notice of Right to Appeal – Mr. Ward stated the Notice of Right to Appeal procedures were on the back of the agenda

Old Business - none

New Business

V-19-04 William Lunsford – Requests a Variance to allow the use of metal façade on greater than 25 percent of the structure.

Ron Price, VP of Lunsford Construction & Development, 14263 Legacy Circle, Northport, 35475 appeared before the board representing Mr. Lunsford who was out of town. Mr. Price stated the proposed structure is hidden behind their office building they use as their construction office. He stated the building would be used for storage for equipment. Mr. Price stated their intent is to keep it neat to represent the historic district of Northport. He said there would be 9X2 windows to installed on the north, westward south elevations of the building. He also stated that siding to be installed on North elevation of building. The other three sides of the building would be painted a contrasting color.

Jason Ward asked if it was consistent with the Anders building.

Ron Price stated the warehouse building is consistent with the Anders building that is used for storage behind the hardware store.

Jason Ward asked if the Anders building was a metal building.

Ron Price stated it was a metal building on 3 sides.

Julie Ramm stated this ordinance was enacted in 2012. The Anders and Burkhalter buildings predated this ordinance.

Susan Rue stated in February, Mr. Lunsford was asked by the Board to present different material other than metal. She asked how this was different from what was presented to the Board in February.

Ron Price stated that the north façade would be Hardy Board. windows and a 3' door on the north side were added. He also added that the front of the building would not be visible.

Jason Ward asked if the reason for the request of metal was because it was a cheaper material.

Ron Price stated yes.

Motion by Mrs. Susan Rue to table 19-04 William Lunsford request to allow the use of metal façade on greater than 25 percent of the structure until the November 21st meeting. This announcement will serve as Public Notice in order to give Mr. Lunsford more time to present a better plan for the exterior materials. **Seconded by Jon Garner** Roll call vote was as follows: Mrs. Rue -Yes; Mr. Garner -Yes; Mr. O'Rourke -Yes; Mr. Ward -Yes; **Motion carried.**

V-19-18 Kevin Hinkle – Requests a Variance from the minimum building line requirements.

Kevin Hinkle, Montgomery and Hinkle Land Surveying, 203 Hargrove Road E, Tuscaloosa 35401, appeared before the board representing the owners that are wishing to sale their home. Mr. Hinkle explained that the residence was constructed in 2004. This property was not surveyed to verify the proper place on the lot. Mr. Hinkle stated that during the most recent sale, they surveyed the property and discovered that the house sits over minimum setback lines. The family cannot get a clear title to sale the home.

Julie Ramm stated researched files and minutes and could not find anything relating to a variance on this property. She also stated structure is over the front and rear setbacks. Mrs. Ramm also stated that the house does not appear out of place with the surrounding houses.

Susan Rue stated a lot of the newer development have setbacks are a lot less.

Motion by Mr. Jon Garner to approve the request for the variance from minimum front and rear set back requirements as the house currently sits on the lot regarding those lines with the following stipulations: the structure cannot be modified in a way that would further encroach onto the setback and if the house is destroyed or demolished for any reason, the setbacks would revert to those listed on the

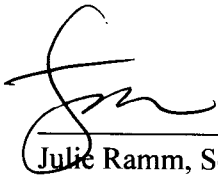
final recorded plat. **Seconded by Susan Rue** Roll call vote was as follows: Mr. Garner -Yes; Mrs. Rue – Yes; Mr. O'Rourke -Yes; Mr. Ward-Yes; **Motion carried.**

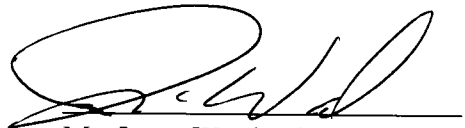
IX. DISCUSSION - None

X. CITIZEN COMMUNICATION - None

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:50 p.m.



Julie Ramm, Secretary

Mr. Jason Ward, Vice-Chairman